

MINUTES
JOINT MEETING OF THE
WAUKESHA COUNTY PARK AND PLANNING COMMISSION AND THE
WAUKESHA COUNTY LAND USE, PARKS AND ENVIRONMENT COMMITTEE
APRIL 5, 2005, COUNTY BOARD ROOM 350

Walter Baade, Chairperson, called the meeting to order at 8:35 a.m.

PRESENT

Waukesha County Park and Planning Commission:

Walter Baade, *Chairman*

Mareth Kipp, *Vice Chairperson and acting Chairperson for afternoon session*

Betty Willert

Pat Haukohl

Walter Kolb

Gary Goodchild

Bob Hamilton, *alternate*

Land Use, Parks and Environment Committee (LUPE):

Walter Kolb, *Chairman*

Daniel Pavelko, *Vice Chair*

Pauline T. Jaske, *Secretary*

Kathleen M. Cummings

Scott J. Klein

Bill Kramer

Vera Stroud

Waukesha County Staff:

Deborah Price, *Waukesha County Corporation Counsel*

Mark Mader, *Legislative Policy Advisor, County Board Office*

Dale R. Shaver, *Director, Dept. of Parks and Land Use*

Richard Mace, *Planning and Zoning Manager, Dept. of Parks and Land Use*

James Kavemeier, *Park System Manager, Dept. of Parks and Land Use*

George Morris, *Environmental Health Manager, Dept. of Parks and Land Use (afternoon session only)*

Kathy Moore, *Senior Planner, Dept. of Parks and Land Use*

Donna Walbert, *Office Services Coordinator, Dept. of Parks and Land Use*

Gary Evans, *Engineering Services Manager, Department of Public Works (afternoon session only)*

Bob Barthel, Sr. *Civil Engineer, Department of Public Works*

County Board Members:

Jim Dwyer, *Chairman*

Kathleen Cummings

Dan Pavelko

Walter Kolb

Pauline Jaske

Scott Klein

Bill Kramer

Vera Stroud

Genia Bruce

Bonnie Morris (*both morning and afternoon sessions*)

Duane Paulson

Sandra Wolff
Ken Herro
Duane Stamsta
Andrew Kallin
Dave Swan
Rodell Singert
Barbara Roncke

Guests:

Henry Elling, *Manager/Planner, Town of Summit*
Ron Gasser, *Town of Vernon Supervisor*
Scott Bence, *JB Development Company*
Bob Beibel, *Southeast Wisconsin Regional Planning Commission (afternoon session only)*
Renee Bowerman, *The Lynne Broydrick Group on behalf of Aurora (afternoon session only)*
Dan Warren, *Pabst Farms Development Manager (afternoon session only)*
Jim Tessmer Roger Dibble Richard Kobriger Pete Gross
Hans Hallanger Lloyd Williams Brian Turk Eugene Gross
JoAnn Weidman Len Susa Bill Nantell Fred Plehn
David Doneim Sandy Nettesheim Bob Buchholtz Don Murn
Herb Gross Gene & Brad Ana Bob Peterson Jeff Herrmann
Kenneth Miller John Marek Jack Shepard Becky Faherty
Dorothy Grochowski Dean Frederick Mary Hlavinka Dale Kolbeck
Brett Haney Mike Jilek Joe Behmke Jeff & Heidi Steffes
Karen Johnson

It is noted that the LUPE committee was present only for hearing and participating in the discussion, and would not be rendering any decision until their regularly scheduled meeting of April 19, 2005.

MINUTES

- **Mrs. Haukohl moved, seconded by Mr. Kramer and carried unanimously, for approval of the February 15, 2005, Minutes of the Joint Public Hearing held at the Waukesha County Exposition Center with the following modifications:**
 1. Ellen Gennrich was present for the evening session of the 2/15/05 Public Hearing Meeting.
 2. Page 8 B - Minutes should reflect Section 31 (not 21) of the Continental Divide Co., LTD.
 3. Page 11 – Mrs. Haukohl requested Mr. Mace to insert additional definition relating to the prime agricultural soils for the Donald/Kay Kratz property (Section 9), and the property of Ellen Spheeris-Rienke (Section 8).

1. A. S & T North Shore, LLC, Town of Brookfield

Requests property owned by Poplar Creek Associates and under contract for purchase, located in part of the SW ¼ of Section 29, Town of Brookfield, and more specifically located north of Bluemound Road, east of and adjacent to the Elite Tennis Club property, (part of Tax Key No. BKFT 1123.977.004), be amended from the Commercial category to the High Density Urban Residential (HDR) category (less than 6,000 sq. ft. per dwelling unit) for the purpose of developing a multi-family project (37 units) on 4.45 acres. Mr. Mace noted there were changes from the request based on what could be allowed under the County Shoreland Ordinance.

After discussion Mrs. Haukohl moved, seconded by Mrs. Kipp, and carried unanimously for approval of the request, as conditioned, in accordance with the “Staff Report and Recommendation”.

1. B. J.B.J. Development Company, Town of Brookfield

Requests property owned by the Town of Brookfield, and under contract for purchase, located in part of the NE ¼ and the NW ¼ of the SW ¼ of Section 29, Town of Brookfield (Tax Key No. BKFT 1123.977.003), be amended from the Commercial category and parts of the Primary Environmental Corridor category to the Medium Density Urban Residential (MDR) category (6,000 – 20,000 sq. ft. per dwelling unit), for the purpose of developing a 77 unit multi-family residential project on the 18.37 acre property. Scott Bence, appeared on behalf of JBJ Development to clarify the company is purchasing the entire parcel and is not required to deed any portion back to the Town of Brookfield, but is proposing to dedicate the wetlands to the Town. The staff also recommended a revised total number of units to 54.

After discussion Mrs. Kipp moved, seconded by Mrs. Haukohl, and carried unanimously for approval of the request, in accordance with the “Staff Report and Recommendation”, with the following modifications:

Condition No. 1: The proposed density of 54 dwelling units be revised to no more than 43 dwelling units.

Condition No. 2: The development shall provide access to Janacek Road, voiding the changes in the road to access the property at the median crossing as suggested in the “Staff Report and Recommendation”.

2. A. Donald J. Murn, Town of Genesee

Requests his property located in part of the SW ¼ of Section 25, and the NW ¼ of Section 36, Town of Genesee, (Tax Key No. GNT 1539.988), and more specifically located south of C.T.H. “X” and west of Holiday Road, be amended from the Rural Density Residential and Other Agricultural Lands (RDROAL) category (five or more acres per dwelling unit) and the Agricultural and Other Open Space Lands categories to the Suburban II Density Residential (SDRII) category (3 to 4.9 acres per dwelling unit) to permit the development of a 27-unit rural residential cluster for single-family development.

After discussion Mrs. Haukohl moved, seconded by Mrs. Willert, and carried unanimously for approval of the request, as conditioned, in accordance with the “Staff Report and Recommendation”.

2. B. The Waukesha County Department of Parks and Land Use, Town of Genesee

Requests the property owned by Richard Krzton, S53 W29914 Holiday Road, Mukwonago, WI 53149 (GNT 1543.998.001) and William and Patricia Johns, S50 W29959 Saylesville Road, Waukesha, WI 53188 (GNT 1573.998), be amended from the Recreational category to the RDROAL category. The properties in question have been utilized as former horse boarding and riding stables and are now being proposed for residential use. Mr. Mace noted that the Krzton request was withdrawn, so no action was required.

Mr. Goodchild moved, seconded by Mrs. Kipp, and carried unanimously for approval of the Johns request, in accordance with the “Staff Report and Recommendation”.

3. A. The Town Board of Lisbon

Requests approval and incorporation into the Waukesha County Development Plan, the recently adopted Land Use Plan prepared for the entire Town of Lisbon, in response to an inter-municipal agreement between the Town of Lisbon and the Village of Sussex.

After discussion Mrs. Haukohl moved, seconded by Mrs. Willert, and carried unanimously for approval of the request, in accordance with the “Staff Report and Recommendation”.

3. B. The Continental Divide Co., LTD, Town of Lisbon

Requests property owned by the estate of Dorothy Gross, N48 W27368 C.T.H. “JK”, Pewaukee, WI 53072 (Tax Key No. LSBT 0268.999) located in the SE ¼ of Section 31 of the Town of Lisbon, be amended from the newly established RDROAL category on the newly adopted Town of Lisbon Land Use Plan to the Suburban I Density Residential (SDRI) category (1.5 to 2.9 acres per dwelling unit), to permit the development of a 26 lot residential subdivision on approximately 91 acres of land, which was contrary to the newly adopted Town Land Use Plan.

After discussion Mr. Hamilton moved, seconded by Mrs. Haukohl, and carried unanimously to deny the request, in accordance with the “Staff Report and Recommendation”.

3. C. Minett Properties, LLC, Town of Lisbon

Requests property owned by Dorothy Grochowski, W274 N7482 Lake Five Road, Hartland, WI 53029, located in the SE ¼ of Section 18 of the Town of Lisbon, consisting of 15.8 acres (Tax Key No. LSBT 0216.993) be amended from the RDROAL category to the Low Density Urban Residential (LDR) category (20,000 sq. ft. to 1.4 acres per dwelling unit), to permit the development of a single-family residential subdivision containing 11 residential lots on 15.5 acres of land, which was contrary to the newly adopted Lisbon Town Plan.

After discussion Mrs. Haukohl moved, seconded by Mr. Hamilton, and carried unanimously to deny the request, in accordance with the “Staff Report and Recommendation”.

4. A. The Oconomowoc Town Board and Plan Commission

Request that changes either to the Land Use category or conditions of the existing land use category for seven properties in the Town of Oconomowoc, be amended as modified and set forth in the Town Planners Report and Recommendation dated December 28, 2004. The properties include:

1. Edward Weide property, McMahon Road, Section 8

After discussion Mrs. Haukohl moved, seconded by Mr. Goodchild, and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation” incorporating the additional conditions set forth by the Town Board.

2. David Robinson property, Norwegian Road, Section 14

After discussion Mrs. Haukohl moved, seconded by Mr. Goodchild, and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation” concurring with the Town Plan Commission’s findings and proposed amendment as stated in such report.

3. Rodney Barnes, Chaffee Road, Section 31

After discussion Mrs. Kipp moved, seconded by Mr. Goodchild, and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation” and as recommended in the City of Oconomowoc Land Use Plan.

4. Donald and Kay Kratz, Mill Street, Section 9

After discussion, Mrs. Willert moved, seconded by Mr. Hamilton and carried by a vote of 7 to 1 (opposed by Mrs. Haukohl), to approve the request, in accordance with the “Staff Report and Recommendation” and as conditioned by the Town.

5. Ellen Spheeris-Rienke, Pennsylvania Street, Section 8

After discussion, Mrs. Willert moved, seconded by Mrs. Haukohl and carried unanimously to deny the requested amendment, in accordance with the “Staff Report and Recommendation”.

6. Claude and Terrance Sondag and Larry and Joanne Jones, Sondag Road, Section 16

After discussion, Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation”.

7. Herbert and Mary Jochims, C.T.H. “K”, Section 24

After discussion, Mrs. Haukohl moved, seconded by Mrs. Kipp and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation” with the following conditions:

- a. The access issue to C.T.H. “K” be resolved with the County Dept. of Public Works.*
- b. Buildings must stay out of the primary environmental corridor.*
- c. There be a maximum of four (4) lots.*

5. A. The Summit Town Board and Plan Commission

Requests that the property owned by the Town located in the N ½ of Section 28, Town of summit, south of Genesee Lake Road and west of Dousman Road (Tax Key No. SUMT 0685.979.001), be amended from the SDRI category to the Recreational category (70 acres) and Government and Institutional category (8 acres) to accommodate the development of a new community park and municipal building.

After discussion, Mrs. Haukohl moved, seconded by Mrs. Willert and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation”.

A second area, located in the SE ¼ of Section 9, of the Town of Summit, occupied by a number of residential properties in the William Jones Silver Lake Beach Subdivision, previously shown in the Commercial category, is being proposed to be changed to the MDR category to more accurately identify the residential uses of the area.

After discussion, Mr. Hamilton moved, seconded by Mr. Goodchild and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation”.

5. B. Lloyd Williams, Town of Summit

The property owned by Homer and V. Adcock Revocable Trust, 2208 North Summit Avenue, Oconomowoc, WI 53066 (Tax Key No. SUMT 0661.997 and SUMT 0661.998, 42 acres) is requested to be amended from the Commercial Special Use category to the Commercial and MDR categories, to accommodate a mixed use development consisting of residential, office and retail uses. Henry Elling appeared on behalf of the Town of Summit, acting as Manager/Planner for the Town. A question was posed to Mr. Elling, as to whether he knew of the plans for the Park and Ride lots near the intersection of Interstate 94 and S.T.H. 67, to which he responded the site plan incorporates the proposed changes.

After discussion, Mrs. Kipp moved, seconded by Mr. Goodchild and carried unanimously to approve the request, as conditioned in the “Staff Report and Recommendation”.

6. A. The Vernon Town Board and Plan Commission

Revised the original 1993 Town of Vernon Master Plan to adopt a new 2010 Master Plan for the Town and are proposing that it be incorporated and adopted as an amendment to the Waukesha County Development Plan. Ron Gasser, Town Supervisor of Vernon appeared, to make it known he is also the owner of the property located on the corner of Crowbar and C.T.H. “ES”. A lengthy discussion took place. Mr. Shaver, Director of the Department of Parks and Land Use asked Chairman Baade to move forward and that his staff would look into the mapping discrepancy and bring forward changes and conclusions after the lunch break.

A motion was made by Mrs. Haukohl, seconded by Mrs. Kipp and carried unanimously to table this item and revisit same at 1:30 p.m. on April 5, 2005.

7. A. The Waukesha Town Board and Plan Commission

Requests a recently adopted amendment to the Town Land Use Plan as it relates to the Highway 164 corridor, extending south from S.T.H. 59 to Townline Road to be incorporated in the County Development Plan, containing various land use categories for specific parcels within said corridor. Specific changes are outlined in a narrative to the application submitted for the requested amendment.

Mrs. Haukohl moved, seconded by Mrs. Willert and carried unanimously to deny the proposed request, suggesting that the City’s Extra-Territorial Land Use Plans are in effect, unless modified by said city and until those plans are changed, it is inappropriate to consider any changes.

The meeting adjourned at 12:15 p.m.

The meeting reconvened at 1:30 p.m. and was called to order by acting Chairperson Mareth Kipp.

THE NEXT REQUEST IS THAT OF THE AURORA HOSPITAL, located in part of the SE ¼ of Section 15, T7N, R17E, Town of Summit. More specifically, the property is located on the southeast quadrant of the intersection of S.T.H. 67 and Interstate 94, containing approximately 53 acres. The request is to amend the County Development Plan from its present Industrial category to the Government and Institutional category.

The staff presented the Staff Report and Recommendations to the Committee, which is attached hereto for reference. After numerous questions and comments by committee members and County Board members present, along with the Town of Summit and Aurora representatives, Mr. Kolb moved, seconded by Mr. Baade, to approve the Amendment to the County Development Plan in accordance with the “Staff Report and Recommendation”. A roll call vote was requested and those voting in favor of the motion were: Walter Baade, Betty Willert, Walter Kolb, Gary Goodchild and Bob Hamilton. Those voting against the motion were: Mareth Kipp and Pat Haukohl. The motion carried.

Immediately following the vote on the Plan Amendment, Mr. Kolb moved, seconded by Mrs. Willert to approve the Rezoning Amendment (ZT-1564) for the Aurora request. Motion carried. Those voting in favor of the motion were: Walter Baade, Betty Willert, Walter Kolb, Gary Goodchild and Bob Hamilton. Those voting against the motion were: Mareth Kipp and Pat Haukohl. The motion carried.

6. A. The Vernon Town Board and Plan Commission

Continued discussion from the morning session regarding the Town’s request of the original 1993 Town of Vernon Master Plan to adopt a new 2010 Master Plan for the Town and are proposing that it be incorporated and adopted as an amendment to the Waukesha County Development Plan. The staff reported on their review and discovered other discrepancies and suggested the amendments be conditionally approved outside the extra-territorial area of the Village of Big Bend, and meet with both communities to resolve the changes being sought and report back to the Commission after the meeting.

After discussion, Mrs. Haukohl moved, seconded by Mrs. Willert and carried unanimously to approve the request, in accordance with the “Staff Report and Recommendation” with a formal request to the Dept. of Parks and Land Use staff to verify the maps pertaining to the Vernon request, and subject to resolution of the issues after the staff meets with both communities. The Planning and Zoning staff will then report back to the Commission at their next scheduled meeting, as recommended, as to how the issues were resolved.

RESOLUTIONS

- **YEAR 2005 APPROVAL OF AMENDMENTS TO THE WAUKESHA COUNTY DEVELOPMENT PLAN**

Mrs. Willert moved, seconded by Mr. Kolb and carried unanimously by the Waukesha County Park and Planning Commission, for approval of the final Resolution as amended.

The Land Use, Parks and Environment Committee will vote on the Approval Resolution at an upcoming meeting of their Committee.

- **YEAR 2005 DENIAL OF AMENDMENTS TO THE WAUKESHA COUNTY DEVELOPMENT PLAN**

Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously by the Waukesha County Park and Planning Commission, for approval of the final Resolution as amended.

The Land Use, Parks and Environment Committee will vote on the Denial Resolution at an upcoming meeting of their Committee.

ADJOURNMENT

There being no further business to come before the Park and Planning Commission, Mr. Baade moved, seconded by Mr. Goodchild and carried unanimously, to adjourn at 4:16 p.m.

A complete transcript for the entire day is also available and part of the public records located in Room 230 of the Department of Parks and Land Use at the Waukesha County Administration Center, 1320 Pewaukee Road, Waukesha 53188.

Respectfully submitted,

Mareth Kipp
Secretary, Park and Planning Commission

Pauline Jaske
Secretary, Land Use, Parks and Environment Committee